

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS
County of Placer

TO: BOARD OF SUPERVISORS DATE: July 21, 2015

FROM: KEN GREHM / PETER KRAATZ

SUBJECT: **ABANDONMENT OF THE OFFERS OF DEDICATION FOR THE ROADS
WITHIN THE MORGAN CREEK DEVELOPMENT**

ACTION REQUESTED

Adopt a Resolution to abandon the Offers of Dedication for the twelve different phases of the Morgan Creek development west of Roseville.

BACKGROUND

Morgan Creek is a Planned Development in the Dry Creek area of west Placer County, approved for 515 single-family residences and 64 condo units. On October 10, 2013, the Planning Commission approved a modification to the Conditional Use Permit for the Morgan Creek development to allow for the construction of three gated entries for the private on-site roadways, with a condition that the Irrevocable Offers of Dedication (IODs) to the public for the on-site roads be abandoned.

Gated roadways must remain private and cannot be public roadways since public access is limited. The interior roadways of the Morgan Creek development were dedicated to the public on twelve different filed subdivision maps. Ten of the IODs were not accepted by the County; two were accepted. All other easements dedicated on each Morgan Creek phase, e.g. public utility, emergency vehicle, pedestrian/bicycle, etc., remain in place.

All processing fees have been paid, the proposed easement abandonment has been distributed for comment and no objections have been received.

ENVIRONMENTAL IMPACT

This action is categorically exempt from the provisions of CEQA Section 15061(b)(3), no potential to cause significant environmental impact.

FISCAL IMPACT

There is no fiscal impact anticipated to result from this action. The abandonment of the public's interest in the Morgan Creek roads would be offset by the reservation of various easements and the private maintenance of the roadways.

Attachment 1 - Resolution

Attachment 2 - Exhibits and Vicinity Map

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**Before the Board of Supervisors
County of Placer, State of California**

In the matter of:

**A RESOLUTION ABANDONING THE
OFFERS OF DEDICATION FOR THE ONSITE
ROADWAYS WITHIN THE MORGAN CREEK
DEVELOPMENT.**

Resol. No: _____

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____ by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

WHEREAS, Offers of Dedication were made to the public for the onsite roadways within the Morgan Creek development, as described on the attached Exhibit 'A' and shown on the attached Exhibit B; and

WHEREAS, the Offers of Dedication were not accepted by the County of Placer, with the exception of two Villages, filed for record in Book Y at Page 39 and Book Y at Page 78; and

WHEREAS, it has been determined that the Offers of Dedication for the roadways within the Morgan Creek development are no longer necessary for present or prospective public use; and

WHEREAS, summary vacation of the Offers of Dedication is permissible pursuant to Chapter 4 of Part 3, Division 9 of the Streets and Highways Code, commencing with Section 8330.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of Placer County that from and after the date this Resolution is recorded, the Offers of Dedication for the onsite roadways within the Morgan Creek development, as described on the attached Exhibit 'A' and shown on the attached Exhibit B, shall be vacated and abandoned, and shall thereafter not constitute Offers of Dedication for public roads, including those Offers of Dedication accepted in Book Y at Page 39 and Book Y at Page 78; and; and

BE IT FURTHER RESOLVED AND ORDERED, by the Board of Supervisors of Placer County that the above described Offers are not useful as a nonmotorized transportation facility.

EXHIBIT 'A'

The easement for public road purposes over, under and across the Drives, Courts, Lane and Ways as shown on the map entitled, "Tract # 894 Morgan Creek Village J1", filed for record on September 20, 2002 in Book Y of Maps, Page 39, Placer County Records.

The Irrevocable Offer of Dedication for public road purposes over, under and across Lot C as shown on the map entitled, "Tract No. 875 of Riolo Greens Phase 1", filed for record on December 4, 2002 in Book Y of Maps, Page 54, Placer County Records.

The Irrevocable Offer of Dedication for public road purposes over, under and across the Drives, Courts, Lane and Ways as shown on the map entitled, "Tract # 895 Morgan Creek Village N", filed for record on January 14, 2003 in Book Y of Maps, Page 67, Placer County Records.

The Irrevocable Offer of Dedication for public road purposes over, under and across the Court, Place and Way as shown on the map entitled, "Tract # 892 Morgan Creek Village H", filed for record on January 14, 2003 in Book Y of Maps, Page 68 Placer County Records.

The easement / Irrevocable Offer of Dedication for public road purposes over, under and across the Circle, Drive, and Lane as shown on the map entitled, "Tract # 898 Morgan Creek Villages C & D", filed for record on March 26, 2003 in Book Y of Maps, Page 78 Placer County Records.

The Irrevocable Offer of Dedication for public road purposes over, under and across the Courts, lane, Place and Way as shown on the map entitled, "Tract # 899 Morgan Creek Villages F & G", filed for record on March 26, 2003 in Book Y of Maps, Page 79 Placer County Records.

The Irrevocable Offer of Dedication for public road purposes over, under and across the Circle, Court, Place and Ways as shown on the map entitled, "Tract # 904 Morgan Creek Village L", filed for record on June 3, 2003 in Book Y of Maps, Page 93 Placer County Records.

The Irrevocable Offer of Dedication for public road purposes over, under and across the Drive as shown on the map entitled, "Tract # 905 Morgan Creek Village M", filed for record on August 12, 2003 in Book Z of Maps, Page 23 Placer County Records.

The Irrevocable Offer of Dedication for public road purposes over, under and across the Courts, Drives, Lane and Way as shown on the map entitled, "Tract # 903 Morgan Creek Villages J2 & K", filed for record on November 14, 2003 in Book Z of Maps, Page 38 Placer County Records.

EXHIBIT 'A'

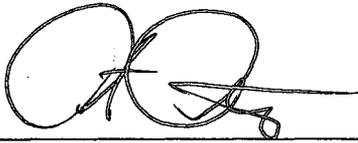
The Irrevocable Offer of Dedication for public road purposes over, under and across the Drive, Courts and Ways as shown on the map entitled, "Tract # 906 Morgan Creek Villages O & Q", filed for record on November 24, 2003 in Book Z of Maps, Page 42, Placer County Records.

The Irrevocable Offer of Dedication for public road purposes over, under and across the Courts and Drive as shown on the map entitled, "Tract # 907 Morgan Creek Village P", filed for record on December 19, 2003 in Book Z of Maps, Page 50 Placer County Records.

The Irrevocable Offer of Dedication for public road purposes over, under and across Lot A as shown on the map entitled, "Tract No. 908 Riolo Greens Phase 2", filed for record on April 15, 2004 in Book Z of Maps, Page 67 Placer County Records.

END OF DESCRIPTION

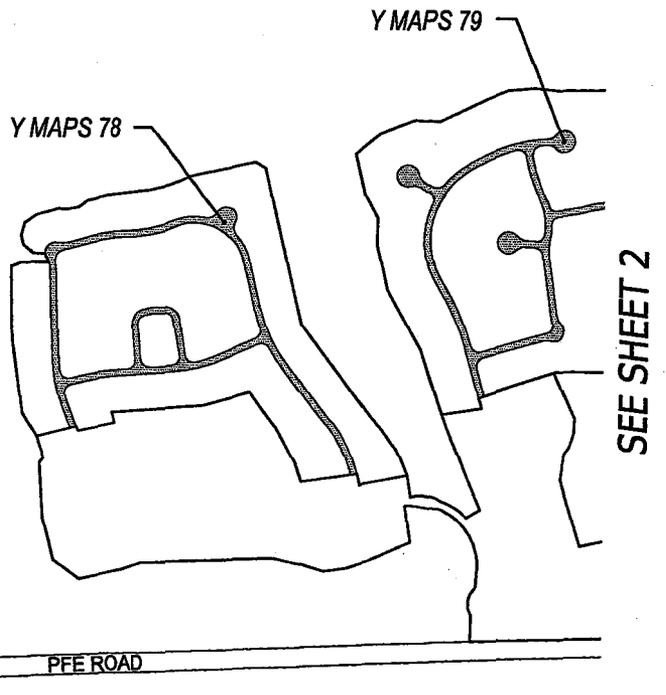
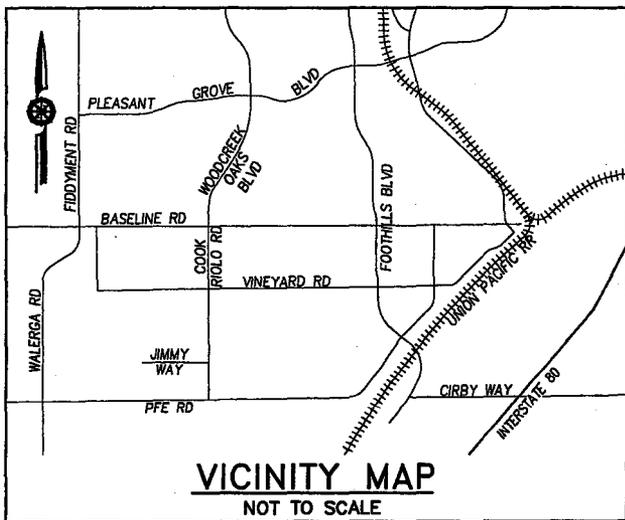
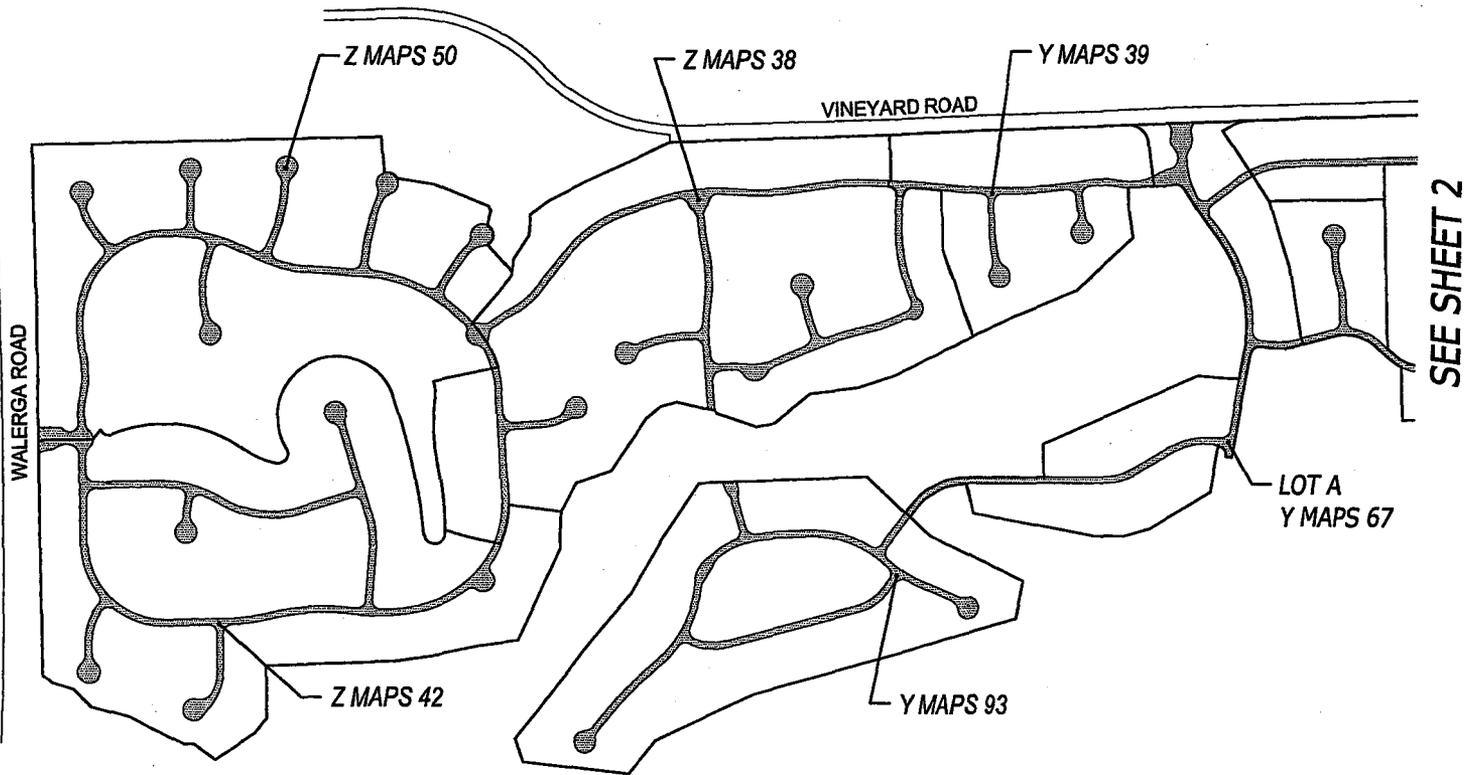
See Exhibit 'B', plat to accompany description, attached hereto and a part hereof.



6/2/15
Date

Curt C. Castro, L.S. 8714
Expires: March 31, 2016





CARTWRIGHT

CIVIL ENGINEERS

4180 DOUGLAS BLVD., SUITE 200
GRANITE BAY, CA 95746
916-978-4001

EXHIBIT B

EASEMENT/IRREVOCABLE OFFER OF
DEDICATION ABANDONMENTS

MORGAN CREEK VILLAGES & RIOLO GREENS
PLACER COUNTY, CALIFORNIA

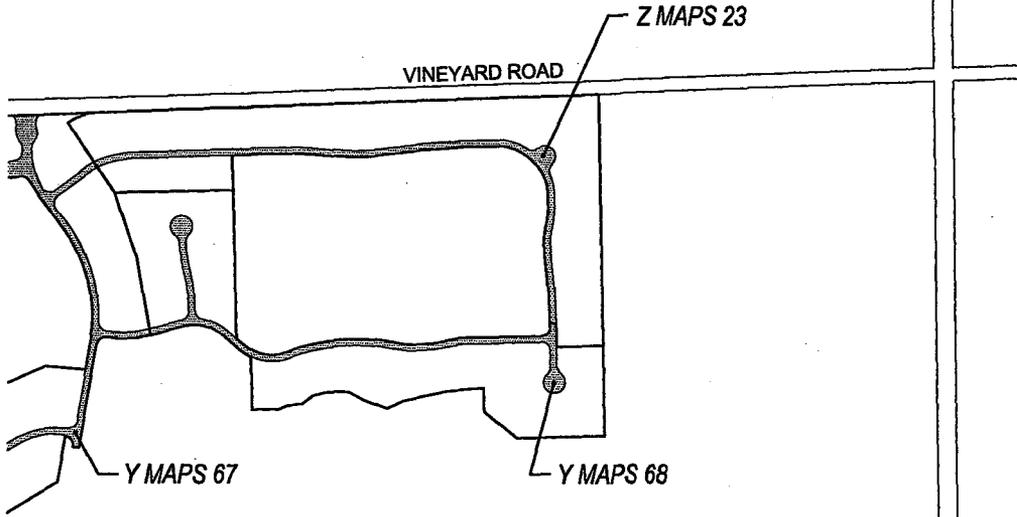
SCALE:
NTS

DATE:
6/02/15

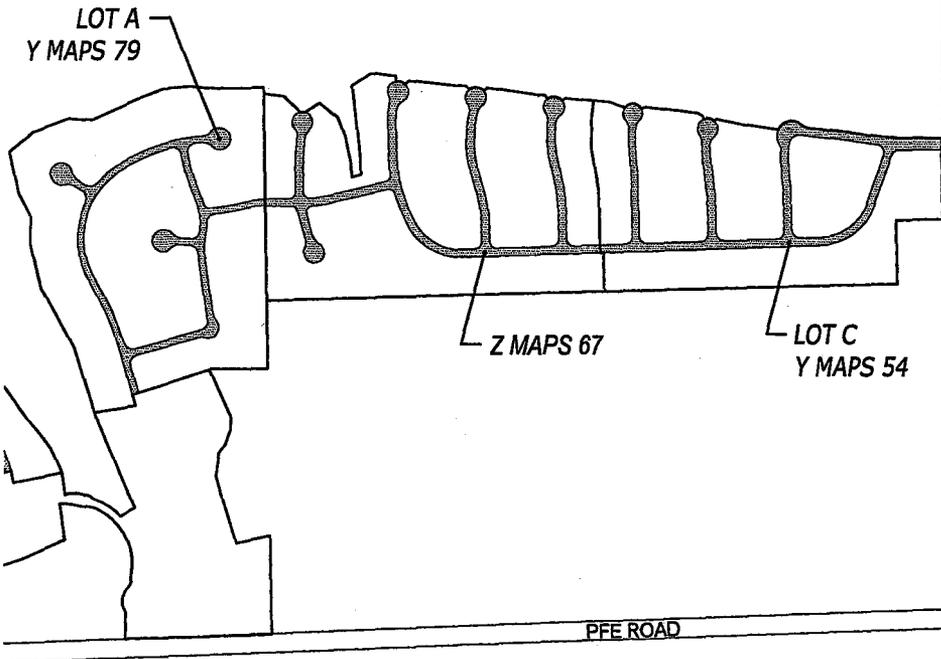
SHEET
1 OF 2

180

SEE SHEET 1



SEE SHEET 1



COOK RIOLO ROAD



CARTWRIGHT

CIVIL ENGINEERS

4180 DOUGLAS BLVD., SUITE 200
GRANITE BAY, CA 95746
916-978-4001

EXHIBIT B

EASEMENT/IRREVOCABLE OFFER OF
DEDICATION ABANDONMENTS

MORGAN CREEK VILLAGES & RIOLO GREENS
PLACER COUNTY, CALIFORNIA

SCALE:
NTS

DATE:
6/02/15

SHEET
2 OF 2

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